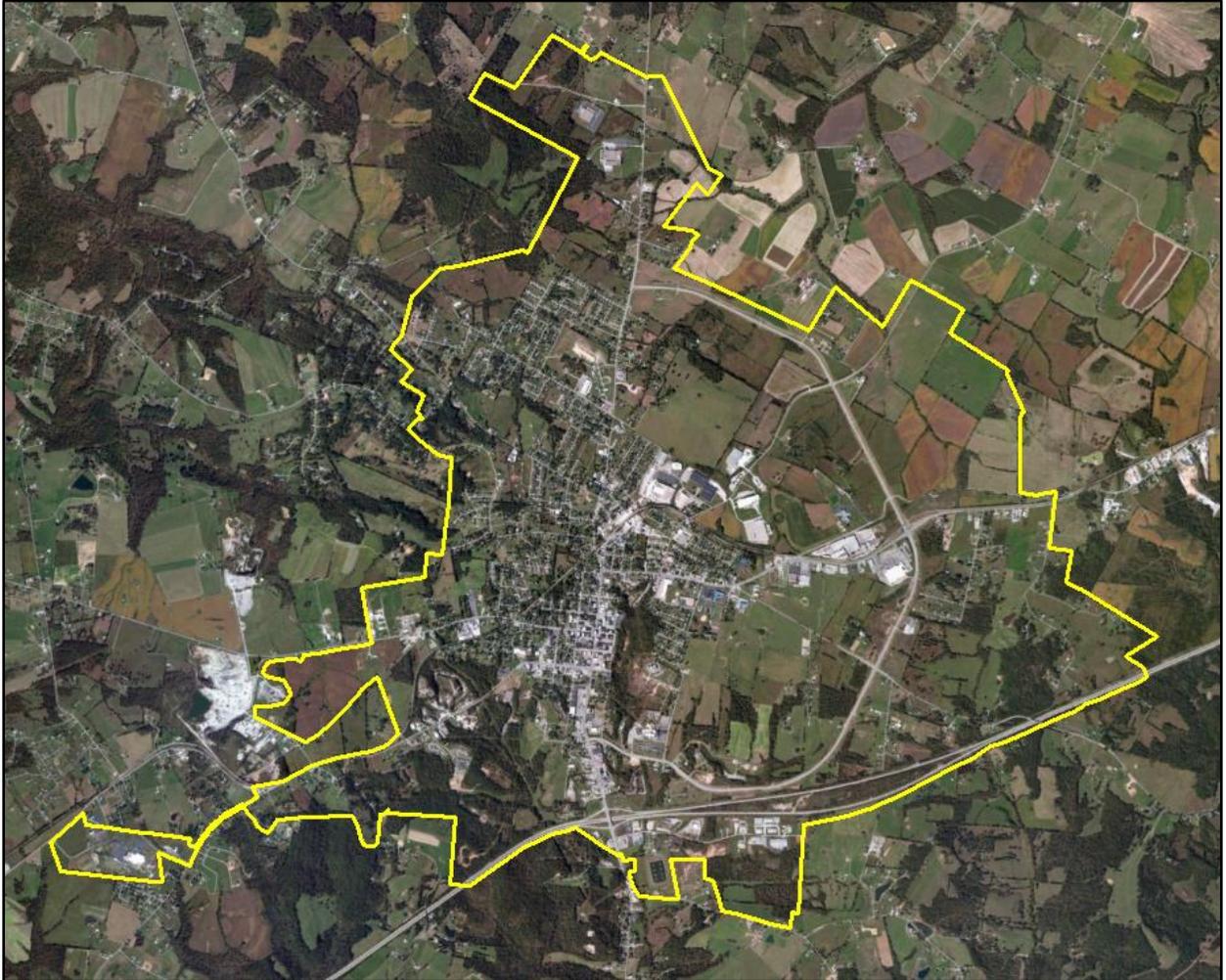


CITY OF LEITCHFIELD COMPREHENSIVE PLAN



Leitchfield Kentucky

City of Leitchfield Planning Commission

Technical Assistance: Lincoln Trail ADD

April 2015

CITY OF LEITCHFIELD COMPREHENSIVE PLAN

TABLE OF CONTENTS

MEMBERS LIST

ABSTRACT

- I INTRODUCTION
- II STATEMENT OF GOALS AND OBJECTIVES
- III POPULATION ANALYSIS
- IV HOUSING ANALYSIS
- V ECONOMIC ANALYSIS
- VI ENVIRONMENTAL CONDITIONS
- VII COMMUNITY FACILITIES
- VIII TRANSPORTATION PLAN
- IX LAND USE PLAN
- X IMPLEMENTATION

APPENDIX

EXISTING LANDUSE MAP

FUTURE LANDUSE MAP

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Resolution #2015-08
City of Leitchfield Comprehensive Plan
As per KRS 100

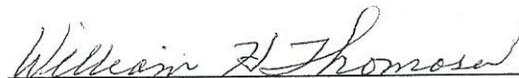
Whereas, The Leitchfield Planning Commission held a Public Hearing on April 13, 2015 to update the Comprehensive Plan with the existing Goals and Objectives with no public attendance;

Whereas, The Leitchfield Planning Commission has recommended adopting the presented Comprehensive Plan updating the demographics with no changes to the Goals and Objectives;

Whereas, The Leitchfield Planning Commission recommended the updated Comprehensive Plan as reflecting the best interests of the City as relates to guiding future development of the City;

Whereas, The Leitchfield Planning Commission recommend the approval of the Leitchfield City Council on the updated Comprehensive Plan as presented, with the existing Goals and Objectives;

Therefore be it resolved that the Leitchfield City Council approves and adopts the updated Comprehensive Plan with the existing Goals and Objectives as presented by the Leitchfield Planning Commission on this 20th day of April, 2015.



William H. Thomason, Mayor



CITY OF LEITCHFIELD PLANNING COMMISSION

TITLE: City of Leitchfield Comprehensive Plan

AUTHOR: City of Leitchfield Planning Commission
Lincoln Trail Area Development District

SUBJECT: Statement of Goals and Objectives, Population Analysis, Housing Analysis, Economic Analysis, Environmental Conditions, Community Facilities, Transportation Plan and Land Use Plan.

DATE: April, 2015

LOCAL PLANNING AGENCY: City of Leitchfield Planning Commission

SOURCE OF COPIES: City of Leitchfield Planning Commission

NUMBER OF PAGES: 57 pages

ABSTRACT: The City of Leitchfield Base Studies, consisting of a land use analysis, population analysis, housing analysis, and economic analysis, is an essential element in preparation of the Comprehensive Plan as described in the Kentucky Revised Statutes, Section 100.187 and 100.191. It includes an inventory and analysis of local land uses, population characteristics and growth trends, housing characteristics and growth trends, economic information and trends, and the physical conditions of the City of Leitchfield. In addition, it provides population projections that serve as the base information in determining the need for community facilities, public services, and various types of land use. It provides a comprehensive overview of the economic base of the community, indicating past economic trends and potentials for the future.

This study was the first step towards completion on the Comprehensive Plan Update. The City of Leitchfield Comprehensive Plan includes the Housing Plan, Transportation Plan, Community

Facilities Plan, and the Land Use Plan. The elements are based upon information provided by the Base Studies. The Statement of Goals and Objectives, as required by Kentucky Revised Statutes 100.187, has been adopted by the Planning Commission and provides the basis for many of the recommendations made in the Comprehensive Plan.

The Comprehensive Plan indicates the most appropriate locations for all types of land use which may be anticipated within the City of Leitchfield Planning Unit; the nature and extent of street and highway improvements which should occur during the planning period; and the nature and location of those community facilities and services which will be required to serve the population of the planning area for the next twenty years. It is a flexible guide to city development and should be reviewed periodically to insure that it represents current conditions and policies within the planning area.

CHAPTER ONE

Introduction

A comprehensive plan serves as a framework for official community land use decision-making. On a basic level, it serves as a source of information for citizens, groups, and community leaders. It enables the City of Leitchfield government to assess and fulfill its role in fostering public health, safety and welfare while managing the use of public resources. The plan utilizes citizen input and an assessment of socioeconomic conditions and physical attributes to develop a forecast of future needs, such as development and/or improvements. Based on this assessment, goals are developed in specific areas, along with objectives for achieving them, and they are presented in chronological order within the comprehensive plan.

The Leitchfield Planning Commission adopts the plan and submits it to the City Council for approval. The planning Commission is the official planning body for the City of Leitchfield. It presides over land subdivision and makes recommendations to the local government regarding planning policy, development standards, subdivision regulations, and zoning.

Purpose

The Comprehensive Plan provides the data and basic elements necessary to meet the criteria established by Chapter 100 of the Kentucky Revised Statutes (KRS). It serves as a map for the development of all undeveloped areas within a particular jurisdiction. The implemented plan will provide local control over the type, timing and intensity of anticipated growth and ensure the compatibility of development with existing physical, institutional and socioeconomic conditions.

The City of Leitchfield has a unique atmosphere influenced by location, population and status as the Grayson County Seat. One purpose of a comprehensive plan is to help communities plan for development of social and economic growth without compromising the culture and atmosphere of the community with encroachment and congestion. A good comprehensive plan helps community leaders balance growth and development with established norms and local mores.

Benefits

The most significant benefit of a good Comprehensive Plan is the ability to project the impact, on the City, of future growth in land use, population and the economy. The Planning Commission and City Government Agencies can use these projections to plan and provide for public services and facilities and to maximize public and

Chapter 1 Introduction

private investment. Private sector investors can use the information to gauge potential for private sector investment within the planning area.

Planning Period and Planning Area

This plan contains numerous twenty-year projections. Reasonable projections beyond twenty years are impossible, and shorter projections fluctuate because of uncontrollable variables.

For the purpose of this study, all areas of Leitchfield are included in the planning area. The area is impacted by the Lincoln Trail Area Development District Counties of Breckinridge, Grayson, Hardin, LaRue, Marion, Meade, Nelson and Washington.

Authority

KRS, Section 100.187 through 100.191 authorizes the Planning Commission to prepare the base studies for the Comprehensive Plan. These statutes specify criteria that must be adhered to in the preparation and revision of this document.

Legal Basis of the Comprehensive Plan

The legal basis for the City of Leitchfield Comprehensive Plan is set forth by KRS 100.183, which states:

The planning commission of each unit shall prepare a comprehensive plan, which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. The elements of the plan may be expressed in words, graphics, or other appropriate forms. They shall be interrelated and each element shall describe how it relates to each of the other elements.

Contents of the Comprehensive Plan

KRS 100.187 mandates the minimum content requirements for comprehensive plans. The minimum elements include the following:

1. A statement of goals and objectives, which shall serve as a guide for the physical development and economic and social well being of the planning unit.
2. A land use plan element, which shall show proposals for the appropriate economic, desirable and feasible patterns for the general location, character, extent and interrelationship of the manner in which the community should use its public and private land at specified times as far into the future as is reasonable to foresee. Such land uses may cover, without being limited to,

Chapter 1 Introduction

public and private, residential, commercial, industrial, agricultural and recreational land uses.

3. A transportation plan element, which shall show proposals for the most desirable, appropriate, economic and feasible pattern for the general location, character and extent of all channels, routes and terminals for transportation facilities for the circulation of persons and goods for specified times as far into the future as is reasonable to foresee. Such channels, routes, and terminals may include, without being limited to all classes of highways or streets, railways, airways, waterways,; routings for mass transit trucks, etc; and terminal for people, goods or vehicles related to highways, airways, waterways and railways.
4. A community facilities plan element, which shall show proposals for the most desirable, appropriate, economic and feasible patterns for the general location, character, and extent of public and semi-public buildings, land and facilities for specified times as far into the future as is reasonable to foresee. Such facilities may include, without being limited to, parks and recreation; schools and other educational or cultural facilities; libraries; churches; hospitals, social welfare and other medical facilities; utilities; fire stations; police stations; jails or other public offices or administrative facilities.
5. The comprehensive plan may include any additional elements such as, without being limited to, community renewal, housing, flooding, flood control, pollution, conservation, natural resources, and other programs which, in the judgment of the planning commission, will further serve the purposes of the comprehensive plan.

Research Requirements for the Comprehensive Plan

KRS 100.191 defines the research, analysis, and properties that a comprehensive plan must be based upon. The basic research requirements include, but are not limited to the following:

1. Analysis of the general distribution and characteristics of past and present population a forecast of the extent and character of future population as far into the future as is reasonable to foresee.
2. An economic survey and analysis of the major existing public and private business activities, and forecast of future economic levels, including a forecast of anticipated necessary actions by the community to increase the quality of life of its current and future population through encouragement of economic development as far into the future as is reasonable to foresee.
3. Research and analysis as to the nature, extent, adequacy and the needs of the community for existing land and building use, and transportation and community facilities in terms of their general location, character and extent.
4. Additional background information for the elements of the comprehensive plan may include, but is not limited to, any other research, analysis, and properties, which, in the judgment of the planning commission, will further serve the purposes of the comprehensive plan.

Nature of Base Studies

The base study for this Comprehensive Plan is divided into three major sections. The first section contains an analysis of the planning area population and includes the distribution and characteristics of both the present and projected population. Population statistics are analyzed to develop relevant growth and development policies. The second section of this study contains a detailed description of the area economy. Economic analysis identifies economic trends and provides another basis for preparation of the Leitchfield Comprehensive Plan. The third section contains Leitchfield's land use analysis, which shows the extent of major land use categories within the area, including agricultural, residential, commercial, industrial, public and semi-public.

The base study is used in conjunction with housing, transportation, community facilities and other studies, to prepare and adopt future development plans for Leitchfield. The base study serves three primary purposes:

1. To recognize past and present trends in the overall economy and population of the area.
2. To provide a guide for determining the proper extent and location of future residential, commercial, industrial, educational and recreational land uses.
3. To provide an estimate of the area's future population to use as a determinate when making land use and facilities expansion decisions.

The base study will be valuable to the planning commission and all Leitchfield governmental agencies responsible for development of the area. The study will also be useful to local business and professional leaders.

Process

The planning process is an ongoing task that will enable the City of Leitchfield to preserve all of its positive attributes while taking advantage of its strengths and opportunities to plan for development, economic prosperity and improved quality of life.

The Commonwealth of Kentucky prescribes the planning process for local units of government within the framework of the Kentucky Revised Statutes (KRS), Chapter 100. This chapter provides guidance for organized planning at the local level. It stipulates the necessary research requirements, the key components of a plan, the functional requirements, and the legitimate tools authorized to implement the plan. Chapter 100 also determines the planning body that needs to be in place to facilitate the planning process. The process is as follows:

1. Determine community needs and develop meaningful goals and measurable objectives.
2. Analyze issues and available data.
3. Generate plan concepts while continuing to analyze issues and data.
4. Develop plan elements and recommendations.

Chapter 1 Introduction

5. Create an action plan and implement it.
6. Review the plan and evaluate progress.
7. Start the process over.

Statement of Goals and Objectives

By statute, the City of Leitchfield City Council and Planning Commission are required to adopt a statement of goals and objectives. KRS 100.193 states:

The planning commission of each planning unit shall prepare and adopt the statement of goals and objectives to act as a guide for preparation of the remaining elements and the aids to implementing the plans. The statement shall be presented for consideration, amendment and adoption by the legislative bodies and fiscal courts in the planning unit. During its preparation and that of the of the other plan elements, it shall be the duty of the planning commission to consult with public officials and agencies, boards of health, school boards, public and private utility companies, civic, educational, professional and other organizations, and with citizens.

Community Profile

Located close to the center of Kentucky, Leitchfield is the county seat of Grayson County. Grayson County is primarily a rural county with a population of approximately 25,746. The County is located in west-central Kentucky. Rough River and Rough River Lake compose much of the County's northern boundary with Breckinridge County. The Nolin River and Nolin River Lake make up most of the boundary between Grayson and Edmonson and Hart Counties. Ohio County is west of Grayson while Hardin and Hart Counties form Grayson County's eastern boundary. Grayson County encompasses 493 square miles, much of which is unincorporated. The County's topography consists of rolling hills and undulating landscapes dotted with steep ridges and bluffs. It is a beautiful backdrop to the open farmland, dense forests, valleys, swales and numerous creeks and streams that meander throughout the County.

Leitchfield is centrally located in the County and consists of 10.858 square miles, .04 square miles of which is water. It has a population of approximately 6,699 people. The beautiful rolling hill topography dominates Leitchfield and its residents value the 'small town' atmosphere the community provides. The City is named after Major David Leitch who once owned the land the City sits on. Leitchfield was given the land by Mayor Leitch's widow on the condition that the City be named for him.

History

Prior to settlement, land that is now Grayson County was home to thriving herds of buffalo, deer and elk. Dense forests and numerous streams in the area provided sources of abundant food, water and building materials that attracted settlers to the area.

Grayson County was settled in the late 1700's. George Washington was among the early landowners; he purchased 5,000 acres on the southern shore of the Rough River in 1788. As more people settled in the area, Grayson County was established in 1810 with land taken from western Hardin County and eastern Ohio County. The County was named in honor of Colonel William Grayson, an aide to General Washington. Grayson was a revolutionary soldier and Virginia statesman. Leitchfield was incorporated as the county seat of Grayson County, by the Kentucky State Assembly in 1866.

Leitchfield was first settled around 1786, and organized when the county was established in 1810.

In 1810, Grayson County had a population of 2,301 people. The arrival of the east-west Paducah & Louisville Railroad in the early 1870's prompted growth in Caneyville, Leitchfield and eight other communities along the line as agricultural markets and shipping points.

The railroad also became an efficient connection with western Kentucky coalfields and Louisville markets. Arrival of the railroad spurred a boom in the growth of business and industry in the area. By 1903, area businesses included the Leitchfield Clothing Company; the Leitchfield Ice and Laundry Company, a branch of the Armour Packing Co. of Chicago; and R. Dinwiddie and Co., which produced staves, headings and lumber. As a result, the population of Grayson County was 19,878 by the turn of the century.

By 1930, Grayson County's population declined to 17,055 as the great depression affected farming in the County. By 1960, the population had decreased to 15,834 residents, as improved mechanization reduced the demand for farm hands.

Completion of the Western Kentucky Parkway in the mid 1960's improved access to the newly created recreational areas at nearby Rough River Dam State Park and Nolin River Reservoir. Leitchfield's location between the two lakes created industry associated with water recreation. Light industry developed in the City due to its proximity to railroad lines and the Parkway. Growth continued throughout the 1970's, 1980's, and 1990's as increased development fostered growth in Leitchfield and Grayson County.

CHAPTER TWO **Statement of Goals and Objectives**

The statement of goals and objectives includes proposals for the overall development of the area. Based on community decision-making, broad social, economic and physical conditions, goals may be achieved through a variety of methods. Zoning ordinances are tools that help a city reach its planning goals. Objectives are short-range, and more specific policies endorsed by the community for the purpose of attaining goals. The following goals and corresponding objectives represent a summary of ideas to effect change and address the future needs of the City of Leitchfield.

Land Use

Goal

Designate and protect sufficient land to meet the current and anticipated future needs of Leitchfield for various types of land use (primarily residential, commercial and industrial), and to ensure that the different types of land uses are mutually compatible.

Objectives

1. Designate areas of residential, commercial and industrial development, which protect each type of use from intrusion of conflicting uses.
2. Preserve the existing housing stock and residential neighborhoods, and protect areas of historical significance.
3. Encourage appropriate commercial and residential developments, and promote growth in existing undeveloped areas within the City.
4. Provide adequate space for recreational areas and facilities in new and existing developments and encourage the preservation of open space and green space within the city limits.
5. Require measures, which reduce and contain run-off from developed areas, to provide for adequate on-site drainage retention.
6. Require transitions between conflicting land uses, such as screening, landscaping, or other types of buffers, between land uses of different intensity or type.
7. Maintain a set of standards for the control of commercial signage within the city.

Housing

Goal

To promote residential neighborhoods that are appealing, safe, and secure for all city residents; and to preserve and improve existing neighborhoods.

Chapter 2 Statement of Goals and Objectives

Objectives

1. Adopt regulations to guide development of residential areas and the construction, rehabilitation or conversion of housing, and to ensure structural safety and integrity of all dwellings.
2. Promote the development of residential areas that provide attractive, safe, energy efficient and affordable housing for city residents.
3. Require that all new housing be constructed only in areas which have adequate public utility services available, or where utility services can be provided through and within the development process.
4. Guide the placement of factory-built housing to mobile home parks, and other appropriate areas.
5. Encourage the revitalization and rehabilitation of older existing residential neighborhoods and structures.
6. Encourage energy efficiency and a sensitivity to environmental constraints and natural conditions in the development of housing.

Community Facilities

Goal

Provide adequate and affordable community services and facilities to the residents of Leitchfield, and encourage the identification and restoration of historically significant sites and facilities.

Objectives

1. Ensure that all new development, as well as the expansion of existing buildings and uses have made provisions for adequate and approved services; to include water and wastewater services, and/or capacity, solid waste collection and disposal, fire and police protection, et al.
2. Identify the recreational needs of city residents and develop a strategy and program to meet those needs, ensuring the widest possible range of recreational opportunities is provided.
3. Encourage the effective use of existing and proposed services and community facilities.
4. Identify historic sites and facilities within the city and promote the use of these sites and facilities in a manner consistent with their historic character.

Transportation

Goal

Provide a transportation system for Leitchfield that is safe and efficient, which provides for and stimulates growth, and encourages the smooth flow of both pedestrian and vehicular traffic within the city.

Chapter 2 Statement of Goals and Objectives

Objectives

1. Initiate proposals to the appropriate State and Federal agencies for necessary improvement to the city street system to alleviate traffic congestion and provide for an orderly flow of traffic throughout the city.
2. Encourage the establishment of systems that serve the purpose of providing affordable public transportation for city residents.
3. Provide for the safe and efficient movement of pedestrians throughout the city.
4. Encourage adequate and convenient parking facilities to serve the Central Business District and other areas within the city.
5. Evaluate proposed developments to ensure compatibility with the existing transportation system and planned expansion of the system.
6. Ensure that new street construction and extensions of existing streets are planned and accomplished in a manner fully compatible with the subdivision regulations and zoning ordinance.

Economic Development

Goal

Promote sound industrial and commercial growth within the city.

Objectives

1. Encourage the development and prosperity of small business.
2. Encourage increased levels of diversification among new and existing industries, in production and labor needs, so as to foster a more resilient labor force.
3. Encourage the expansion of existing business and industry.
4. Ensure that the city has, or can acquire in a reasonable amount of time, the physical and community resources to accommodate new industries and commercial enterprises.
5. Provide a setting in which clean, self-supporting and diversified industries can locate and prosper.
6. Use all available resources to attract new commercial, service and industrial enterprises.
7. Promote the redevelopment and reuse of declining commercial areas.

The City of Leitchfield local government adopts the statement of goals and objectives. The goals and objectives should be considered when developing and amending the base studies and Comprehensive Plan because the goals and objectives are the criteria for the framework for the planning elements.

CHAPTER THREE
Population Analysis

Introduction

A fundamental element of a comprehensive plan is an analysis of the past, present and future population of the planning area. This analysis includes the general distribution and characteristics of Leitchfield’s population and a forecast of the extent and character of future populations. This information will be useful to determine the characteristics of future populations and how the City will meet community needs.

This kind of population analysis is sufficient for the purpose of preparing other elements of the comprehensive plan as well, and provides substantial information concerning the population of Leitchfield. Additional, detailed information is available from the Leitchfield Planning Commission, Lincoln Trail Area Development District and the Kentucky State Data Center.

Population Trends

Total Population

To understand projections of future population, it is necessary to examine recent historic data and trends for an area. Figure 1, below, shows the change in population in Leitchfield, Grayson County and the Labor Market Area from 2009-2013.

Figure 1. Total Population in Leitchfield, Grayson County and Labor Market Area from 2009-2013					
	2009	2010	2011	2012	2013
Leitchfield	6,537	6,720	6,774	6,790	N/A
Grayson County	25,581	25,805	25,867	25,891	25,997
Labor Market Area	344,459	352,100	354,425	354,759	357,102

Source: U.S. Department of Commerce, Bureau of the Census

Chapter 3
Population Analysis

County and Regional Trends

Since 1990, Grayson County has experienced significant growth, as has the Lincoln Trail Area Development District and the State of Kentucky. Data from 1990 through 2010 is shown below in Figure 2. Projections to 2030 are also listed.

Figure 2: Population Trends for Lincoln Trail Counties, the Region and State						
Counties	1990	2000	2010	2020	2030	% Change
				Projection	Projection	1990-2030
Breckinridge	16,312	18,648	20,059	19,952	20,506	25.7%
Grayson	21,050	24,053	25,746	27,715	29,379	39.6%
Hardin	89,240	94,174	105,543	123,755	138,409	55.1%
LaRue	11,679	13,373	14,193	14,563	15,138	29.6%
Marion	16,499	18,212	19,820	20,443	21,493	30.3%
Meade	24,170	26,349	28,602	29,609	30,163	24.8%
Nelson	29,710	37,477	43,437	51,803	56,309	89.53%
Washington	10,441	10,916	11,717	12,577	13,370	28.1%
Lincoln Trail ADD	219,101	243,202	269,117	300,417	324,767	48.23%
Kentucky	3,883,723	4,049,036	4,339,367	4,669,801	5,001,748	28.8%

Source: Kentucky State Data Center, University of Louisville

Population Characteristics

Age

Grayson County’s population has continued to age, following national as well as area labor market trends. The chart below illustrates age trends in Grayson County and the Labor Market Area. As the population continues to age, markets may shift as people’s personal needs change.

Figure 3. Population by selected Age Groups, 2012				
	Grayson County		Labor Market Area	
	Number	Percent	Number	Percent
Under 16	5,426	20.9%	76,669	21.6%
16-24	2,816	10.8%	41,158	11.6%
25-44	6,397	24.6%	90,474	25.5%
45-64	7,300	28.1%	98,340	27.7%
65-84	3,774	14.5%	44,769	12.6%
85 and Older	251	1%	3,368	.9%
Median Age	40.0		38.1	

Source: U.S. Department of Commerce, Bureau of the Census

Chapter 3
Population Analysis

Gender

Age, gender and population trends play an important role in community planning. As the demographic makeup of an area changes, the demand for housing, utilities, economic development and city services shifts. Leitchfield must consider many options available to it to meet the needs of a shift in population and demographics. The City of Leitchfield is going toward a more even distribution of males to females.

Figure 4. Gender Composition of Leitchfield and Area 1990-2020

Year	Leitchfield % Males	Leitchfield % Female	Grayson County % Male	Grayson County %Female	LTADD %Male	LTADD %Female	KY % Male	KY % Female
1990	46.1%	53.9%	48.8%	51.2%	50.5%	49.5%	48.5%	51.5%
2000	47%	53%	49.5%	50.5%	49.9%	50.1%	48.9%	51.15
2005-2009	47%	53%	49.5%	50.5%	-	-	49%	51%
2006-2010	49.6%	50.4%	50.1%	49.9%	-	-	49.1%	50.9%
2008-2012	49.5%	50.5%	49.8%	50.2%	-	-	49.2%	50.8%
2010	51%	49%	50.7%	49.3%	50%	50%	49.2%	50.8%
2020	-	-	48.3%	51.7%	49.9%	50.1%	48.6%	51.4%

Source: U.S. Census, American Community Survey

Gender distribution throughout the region is becoming closely aligned with that of the State. Examination of general age and gender patterns provides a more meaningful and definitive tool for projecting future growth.

Population Projections

The Kentucky State Data Center uses natural increase and net migration data to project growth rates and population change for counties. Information is maintained for specific groups, and projections are generated for base series, moderate and high growth levels of population. Additional factors influencing growth are local, regional, statewide and national economic trends, events and investments. Although the projections are based on sound scientific methods, outside factors can and do influence net migration patterns and often have a more profound influence on actual population growth or decline for the short term.

Chapter 3
Population Analysis

The figure below illustrates projected population growth for Grayson County, the Lincoln Trail Area Development District (LTADD) and the State of Kentucky through 2050.

Figure 5. Population Projections for Grayson Co., LTADD, and Kentucky-2010 -2050									
	2010 Census	2015	2020	2025	2030	2035	2040	2045	2050
Grayson County	25,746	26,476	27,048	27,465	27,703	27,816	27,827	27,791	27,747
LTADD	269,117	282,481	295,040	306,439	316,231	324,309	330,905	336,547	341,812
Kentucky	4,339,367	4,509,429	4,672,754	4,820,390	4,951,178	5,063,331	5,162,292	5,254,876	5,349,720
Source: KY State Data Center, University of Louisville									

Components of Population Change

Overall population change is a result of four factors. Natural increase results from births and deaths. Population increase results from births in an area, while population decline results from deaths. Immigration affects growth as people move into an area from somewhere else. Emigration occurs when people move out of an area and the population decreases. The balance of immigration and emigration activity results in ‘net migration’. In the short-term, migration can have an immediate short-term effect on services and community facilities as well as the local and regional economy.

Statewide, population growth is increasingly dependent on migration. The rate of natural increase is declining as birth levels remain stable or decline, and the number of deaths is increasing as the total population ages. However, migration is difficult to forecast and can be an elusive factor of growth projections.

CHAPTER FOUR Housing Analysis

Introduction

Housing is an integral component of the social and physical environment of any community. The provision of adequate housing should be a critical component of the overall planning program. Although a challenging goal, the provision of sound, safe and affordable housing for all Leitchfield citizens can be aided by the implementation of the comprehensive planning program.

The purpose of the housing element of the Comprehensive Plan is to analyze the current housing conditions in Leitchfield and to propose strategies to improve existing housing stock and provide for appropriate types of new housing for the future. This element includes statistical summaries of housing information from the 2010 Census of Population and Housing and recommendations for future housing.

Housing Trends

Occupied Housing Units

As illustrated in Figure 1, below, Leitchfield’s housing stock has more than doubled in the last forty years, from 1,174 units in 1970 to 2,788 units in 2012. In 2012, 48.8% of housing units in Leitchfield were owner occupied and 42.6% were occupied by renters. The total number of housing units in the City declined from 2000 to 2012. Vacant units declined in number from 312 in 2000 to 240 in 2012. Still, the City of Leitchfield must work to reduce the number of vacant properties throughout the city since they can quickly deteriorate.

Figure 1. History of Housing Units by Tenure from 1970 through 2012										
Leitchfield	1970	%	1980	%	1990	%	2000	%	2012	%
Owner	731	62.3	1,182	65.2	1,178	55.7	1,386	55.8	1,361	48.2
Renter	344	29.3	497	27.4	812	38.4	1,099	44.2	1,187	42.6
Vacant	99	8.4	135	7.4	124	5.9	312	11.2	240	8.61
Total	1,018		1,174		2,114		2,797		2,788	
Source: KY State Data Center, U.S. Census Bureau, American Community Survey										

Up until 2000, the total number of housing units continued to increase. Since 2000 the total number of housing units in Leitchfield has decreased, as has the number of units that are owner occupied.

Type of Housing Units

There are several different types of housing in Leitchfield. The majority of dwellings in the City are single-family homes. Other types include two-family homes, often referred to as duplexes; multi-family buildings such as apartments; and manufactured and other dwellings. The chart below shows the housing units by type available in Leitchfield from 1970 through 2012.

Figure 2. Leitchfield Housing Units by Type, 1970 Through 2012										
Type	1970	%	1980	%	1990	%	2000	%	2012	%
Single Family	956	81.8	1,373	75.7	1,331	63.0	1,731	62.3	1,735	62.4
Two Family	73	6.3	183	10.1	274	13.0	189	6.8	223	8.03
Multi-Family	-	-	22	1.2	92	4.4	502	18.2	571	20.6
Mobile Other	139	11.9	236	13.0	417	19.6	353	12.7	249	8.96
Total	1168	100	1814	100	2,114	100	2,775	100	2778	100

Source: U.S. Census Bureau and American Community Survey

As the table illustrates, single-family housing units have not increased over the last twelve years, but the number of two-family and multi-family housing units have increased by 1.23% and 2.4% respectively. The number of mobile homes and ‘other’ types of homes has decreased by 3.74%. The data would suggest that the demand for rental housing is increasing in Leitchfield; this could be a sign of current economic conditions or a trend toward a more transitory population.

Age of Housing Units

The age of an area’s housing stock can serve as indicator of the relative condition and viability of community housing. Data provided for the year a structure was built, was based on the year the building was originally constructed. The age of mobile homes is determined by the manufacturer’s model year.

As shown below, approximately 21% of the homes in Leitchfield were built in or prior to 1959. Approximately 78% of all homes in the City were built in or after 1970. The peak period for home construction was during the time frame from 1970 through 1989. The two decades since then has seen a decline in new home construction.

Chapter 4
Housing Analysis

Figure 3. Age of Leitchfield-KY-US Housing			
Time Period	Leitchfield %	Kentucky %	U.S. %
1959 & Earlier	21%	26%	30%
1960-1969	14%	11%	11%
1970-1979	19%	18%	17%
1980-1989	19%	15%	15%
1990-2000	16%	17%	13%
2000-2010	10%	13%	14%
Source: American Community Survey			

As housing stock ages, the condition of the structure often deteriorates. An increased risk of fire occurs as wiring ages. Damage due to wind, rain and natural elements result as roofs, siding, windows and doors age and deteriorate. These elements can be mitigated with proper maintenance; however, risks to a structure often increase as the building ages. The median year for a house built in Leitchfield is 1978, in Kentucky it is 1977 and in the U.S. it is 1975.

Household Income

The median household income for Leitchfield in 2012 was \$31, 319. That information is contrasted with the same information for the State of Kentucky and the United States in the chart below. This information shows that 50% of all households had income below \$31,319 and 50% had income above that amount.

Figure 4. Median Household Income in 2012		
Leitchfield	Kentucky	United States
\$31,319	\$42,610	\$53,046
Source: American Community Survey		

The information displayed below shows the percent increase in median household income for the City of Leitchfield, Kentucky and the United States since 2000.

Figure 5. Percent Increase in Median Household Income Between 2000 & 2012		
Leitchfield	Kentucky	United States
19.96%	26.54%	26.32%
Source: American Community Survey		

Growth in median household income for Leitchfield lags behind that of Kentucky and the U.S. The average household income for Leitchfield in 2012 was \$40,546, while it was \$57,876 for Kentucky and \$73,034 for the United States. The percent of persons in Leitchfield living below the poverty level was 22.5% in 2012. It was 18.56% for Kentucky and 14.88% for the United States.

Recommendations

As the price of land and housing continues to rise, methods to reduce these costs should be implemented. Such action will benefit both buyers and renters, especially young, first-time and elderly buyers. Innovative approaches to address this problem will also help the local economy by stimulating the construction industry and spinoff businesses. The City of Leitchfield should also implement strategies and measures to insure that the construction of smaller, more energy efficient and innovative housing units are encouraged by ordinance, subdivision regulations and other development guidelines.

Such measures may include, but are not limited to the following:

1. Adopt zoning regulations that allow for reduced lot sized in appropriate zones.
2. Adopt zero lot line regulation to allow separate ownership of duplex housing units.
3. Allow the construction of townhouse units for private ownership in appropriate areas.
4. Allow rental-housing units in the upper floor levels of commercial buildings in the business districts of the City.
5. Develop Planned Unit Development regulations to allow for flexibility in lot sizes, housing types and land uses. Require developers to submit an integrated development plan.
6. Allow for the establishment, location and use of manufactured housing and mobile homes for residential use and ensure that they conform with the provisions of zoning ordinances, building codes, KRS 227.550, and other local state and federal codes, regulations and rules.

CHAPTER FIVE **Economic Analysis**

Introduction

The purpose of an economic base study is to help communities create policies and programs that can enhance steady growth over time. This type of analysis is useful for forecasting economic growth opportunities by examining the essential components of the local economy. The current and past patterns of economic activity coupled with demand for goods and services influences economic development and future land use.

Since the early 1900's, Leitchfield's economy has been shaped by industrial development. The completion of the railroad system and later, the Western Kentucky Parkway, has had a lasting impact on the region and continued to spur job expansion.

Recently, service sector employment has gained momentum in Leitchfield and Grayson County. Consequently, retail and service sector jobs will continue to benefit from increased investment in and expansion of local industry. As the area's industrial base expands, related service and retail jobs are created as a result of demand. Therefore, as long as the industrial base continues to expand, other economic opportunities will result.

Local governments, understanding this trend, have intensified their efforts to recruit all types of industry and employers in an attempt to diversify the local economy. This effort began several decades ago in Grayson County, and continues today. Leitchfield encourages local industrial expansion where possible to increase local employment opportunities. These policies have led to population growth and prosperity for Leitchfield and Grayson County.

Agriculture is another important industry in Grayson County. According to the 2002 Census of Agriculture, 221,081 acres were farmed. By 2007, that number had decreased to 216,492 acres, and by 2012, 200,895 acres were devoted to farming.

This analysis provides important information for preparing all elements of the Comprehensive Plan and provides substantial information about past, present and future economic trends in Leitchfield. It is the desire of the City to provide potential economic diversity that will ensure that as many employment opportunities as possible are available to young people and families, while seniors and children live in a community that provides the services and facilities that ensure quality of life.

Employment Trends

Employment by Type

A diverse work force is a key component to economic development and success. The table below illustrates employment by major industry for the City of Leitchfield as well as the percentage of workers employed in each industry. Of the 2,397 workers, aged 16 and over, employed in the civilian workforce, the majority is employed in manufacturing, educational services and health care, and construction industries.

Figure 1. Employment by Major Industry in Leitchfield in 2012		
Industry	Number Employed	Percent
Agriculture, Fishing, Mining, Hunting, Forestry	10	0.42%
Construction	344	14.35%
Manufacturing	491	20.48%
Wholesale Trade	14	0.58%
Retail Trade	430	17.94%
Transportation, Warehousing, Utilities	52	2.17%
Information	60	2.50%
Finance, Insurance, Real Estate, Rental, Leasing	101	4.21%
Professional, Scientific, Management, Administration & Waste Management	67	2.80%
Educational, Health Care, Social Assistance	441	18.40%
Arts, Entertainment, Recreation, Accommodation, Food Services	172	7.18%%
Public Administration	126	5.26%
Other Services Except Public Administration	89	3.71%
Source: American City Survey-Based on Civilian Employed, 16 & Over-2,397 Employees		

Civilian Labor Force

All workers, not enlisted in the armed forces, make up the civilian labor force. In 2012, 2,822 people made up the civilian work force in Leitchfield. Grayson County had a civilian work force of 11,390. Since 2000, the civilian work force in Leitchfield has decreased by 5 workers while the County has gained 651. The table below shows the makeup of the local civilian work force. The recent downturn in the US economy has resulted in higher unemployment in Leitchfield and Grayson County.

Figure 2. Civilian Work Force for Leitchfield and Grayson Co.—2000 and 2012				
	City of Leitchfield		Grayson County	
	2000	2012	2000	2012
Civilian Labor Force	2,827	2,822	10,739	11,390
Employed	2,631	2,397	10,130	10,178
Percent Unemployed	4.0%	15.06%	3.2%	10.6%
Source: US Census Bureau and US Department of Labor				

Unemployment

The total available labor in an area is a measure of the unemployed plus the potential labor supply. Unemployed people are defined as those persons who are not currently employed, but are actively seeking work. The potential labor supply is determined by the national labor force participation rate minus each county’s labor force participation. In the past, Leitchfield and Grayson County have experienced relatively low unemployment rates. The recent worldwide recession has impacted the unemployment rate in the region significantly. Several local companies have left Leitchfield or downsized. This information will help the City plan for increasing employment opportunities in the area. The information below shows the unemployment rate by year, for Grayson County, the Labor Market Area and Kentucky.

Figure 3. Unemployment rates by year for Grayson County, Labor Market Area & KY			
Year	Grayson County	Labor Market	Kentucky
2009	14.7%	11.4%	10.5%
2010	14.5%	10.8%	10.5%
2011	12.3%	10.00%	9.5%
2012	10.4%	8.30%	8.2%
2013	10.6%	8.00%	8.3%
Source: U.S. Department of Labor, Bureau of Labor Statistics			

Grayson County has experienced greater rates of unemployment over this five year time period than either the regional Labor Market or the State of Kentucky.

Business Establishments

Major Business and Industry

The information below is an inventory of major business and industry in Grayson County by City.

Figure 4. Major Business and Industry in Grayson County by City			
City Firm	Product(s) Services(s)	Number of Employees	Year Established
<i>Caneyville</i>			
Majors Transit Inc.	Trucking, except local	21	N/A
<i>Clarkson</i>			
Roadway Construction Products	Guardrails, sign posts & highway construction materials	47	1978
Walter T. Kelley Co.	Supplies and equipment for honeybee keepers	71	1924
<i>Leitchfield</i>			
Baillie Lumber Co.	Kiln dried lumber	89	1981
Bel USA, Inc.	Cream, processed cheese spreads, semi-soft cheese	384	1958
Byrd Tool Corp.	Woodworking industry Cutting tools	36	1979
Campbell Hausfeld	Air compressors, OEM pressure vessels, air tools	136	1836
Legget & Platt, Inc.	Sofa sleeper mechanisms And recliner hardware	196	1969
Lowe's Concrete Products	Concrete Produces	15	1946
Mid-Park, Inc.	Farm gate hinges, CNC machining, anchor rods and bolts	29	1978
Modern Transmission Development (MTD)	Washing machine transmission sub assemblies & outdoor power equipment transmission assemblies	339	1995
Styline Industries	Dimension Lumber	54	1998
Phar Shar Manufacturing Co., Inc.	Men's, women's & Children's outerwear & sportswear & table linens and purses	25	1979

Chapter 5
Economic Analysis

Plastikon Industries	Plastic injected milded components for auto and medical markets	297	2007
The New York Blower Company	Manufacture industrial/ventilation equipment	46	2012
<i>Millwood</i>			
Escue Wood Preserving, INC.	Wood preserving	31	1980
Source: Think Kentucky-KY Cabinet for Workforce Development			

CHAPTER SIX **Environmental Conditions**

Introduction

The type and degree of development in a community is dependent on the physiographic features of the region. The terrain, soils, watercourses and other natural features of the community either prohibit or encourage varying types of development patterns. The City's existing and anticipated infrastructure, transportation networks, community facilities and physiographic features influence the design and location of future development and redevelopment. The soils associated with certain geographic areas may restrict certain development due to the lack of water or the inability to support proper disposal of sewage. Topography also affects growth. Steep hillsides and flood prone areas should not be developed in order to mitigate damage or loss from natural disasters.

This chapter identifies specific environmental features and conditions prevalent in Leitchfield and examines how these features and conditions may limit, prohibit or encourage growth and development.

Climate

Four distinct seasons bring a variety of weather conditions and events to Leitchfield and Grayson County. No winter month averages below freezing and no summer month averages above ninety degrees. Average temperatures range from thirty-two degrees in January to seventy-nine degrees in July.

The region's growing season averages about two hundred days with temperatures above thirty-two degrees, an amount of time that provides a fairly long harvest cycle. This long season provides the opportunity for an abundance of farm crops to be produced in the area.

Precipitation is well distributed throughout the year with an annual average of one hundred twenty-five days with precipitation. The average annual rainfall is approximately forty-four inches. Snowfall averages sixteen to seventeen inches per year.

Southerly to southwest winds keep temperature levels moderate in the area. However, wind patterns vary and come from all directions throughout the year. During winter months, cold fronts with winds from the north occur and bring occasional snow events. Calm conditions predominate during late summer and early fall months and prevail for as long as twenty to thirty percent of the time.

The chart below illustrates average weather conditions for Leitchfield, Kentucky, and the United States.

Figure 1. Average Annual Weather Conditions for Leitchfield, KY, & US

Event	Leitchfield	Kentucky	United States
Average Temperature	56.5 degrees F	55.6 degrees F	54.5 degrees F
Average Annual Precipitation	48.10 inches	46.27 inches	38.67 inches
Average Number of Days with 1 inch of Precipitation or More	76.86 days	79.91 days	66.51 days
Average Snowfall	8.23 inches	8.83 inches	23.27 inches
Average Number of Days with 1 inch or More of Snow	3.92 days	6.99 days	27.17 days
Average Humidity	76.16%	76.42%	77.52%
Average Wind Speed	17.13 mph	16.26 mph	16.93 mph

Topography

Grayson County occupies an upland area that includes portions of the Mississippian Plateaus west of the Dripping Springs Escarpment and the eastern edge of the Western Kentucky coalfield. Flat-topped, sandstone-capped ridges characterize much of the area. Occasional knobs and ridges rise above the general plateau level and valleys cut 150 to 200 feet into the upland, and break up the flat appearance. Karst features such as sinking streams, sinkholes, and springs are present in the eastern part of Grayson County.

The City of Leitchfield rises more than 100 feet from the elevation of the Western Kentucky Parkway. Elevations in the Leitchfield area range from approximately 700 feet above sea level to approximately 800 feet above sea level. The elevation of the County Courthouse in downtown Leitchfield is listed at about 750 feet above sea level. Examination of elevation maps clearly reveals the range and diversity of slopes in Grayson County. Elevations of other County communities are: Big Clifty at 852 feet, Caneyville at 490 feet, Clarkson at 730 feet, Millerstown at 589 feet, Millwood at 673 feet, Peonia at 778 feet, Shrewsbury at 660 feet and Spring Lick at 460 feet.

Rough River’s lowest elevation is approximately 395 feet above sea level where it leaves the County. Rough River has a normal pool elevation of about 495 feet and a flood pool elevation of 524 feet. Nolin Lake has a normal pool elevation of 515 feet and a flood pool elevation of 565 feet above sea level.

General Soil Types

Due to the fact that Leitchfield has an extensive public sewer system, only a general discussion of soils and soil sustainability for development is included in this update. A more thorough examination of the Grayson County Soil Survey would be appropriate when reviewing development proposals in the City; especially if specific site details and data are required.

A critical factor to consider when determining appropriate development patterns and specific uses of land is the soil present at the site. It is imperative to know if soil can support roads, buildings, and other types of uses. Some soils can support septic systems when certain conditions exist. Other soils are not capable of supporting either buildings or septic systems and hazardous safety issues can arise such as contamination of ground or surface waters that can cause a disease outbreak and other public hazards. The following information provides a general description of soil and what soil types are prevalent in Leitchfield.

Soil is the product of the forces of weathering combined with physical development activity and the effect that occurs on the parent material that has been deposited by geologic episodes. Characteristics of soil is the result of five factors: 1. the physical and mineralogical composition of the parent materials; 2. the climate under which soil has evolved; 3. the plant and animal life of the area, both current and past; 4. the degree of slope or land of the land; 5. the amount of time the soil has been present.

The natural Resources Conservation Service performed the determination of soil types and characteristics for the County and Cities. For planning purposes, the soil types were grouped into categories called soil associations. A soil association is an area that possesses a distinctive pattern of soils. It most often contains one or two major soil types with minor soil types also present. There are three basic soil associations that have been identified in Grayson County. However, the Caneyville-Weikert-Zanesville association of soils comprises the majority of soil found in Leitchfield.

The Caneyville-Weikert-Zanesville association landscape is greatly dissected and consists of relatively narrow ridge tops that break sharply to moderately steep to steep convex side slopes that descend to narrow valleys. Throughout this association are small karst areas in which sinkholes and underground drains are common.

About thirty (30) percent of the association is Caneyville soils, with about twenty-six (26) percent Weikert soils, and fourteen (14) percent Zanesville soils. The remaining thirty (30) percent are minor soils. The minor soils in this association are in the Wellston, Gilpin, Christina, Mercer, Nolin, Baxter, and Crider series.

Chapter 6 Environmental Conditions

Within this association the number of building sites is increasing along major highways and on gently sloping soils. The placement of household wells and septic systems is problematic due to the prevalence of underground drain systems.

The Sadler-Zanesville-Wellston soil association is prevalent on the north side of Leitchfield. The landscape consists of broad ridge tops that gradually break to sloping and strongly sloping with convex side slopes that descend into narrow valleys.

About forty (40) percent of this association is Sadler soils, with nineteen (19) percent Zanesville soils and sixteen (16) percent Wellstone soils. The minor soils in this association are the Johnsburg, Gilpin, Weikert, Caneyville, Mercer, Crider, Stendal, and Steff series.

Because the topography is relatively smooth, there are numerous roads, homes and farms prevalent in the area of this soil association. However, care must be taken in locating private sewage disposal systems and household wells due to the slowly permeable fragipan and seasonal high water table of some of the soils.

Flooding

Flooding is the temporary inundation of land with water from overflowing rivers and streams, and from runoff from adjacent slopes of nearby uplands. Water that stands for short periods of time is not considered flooding, nor is water in wetland areas. Flooding is rated in general terms that describe the frequency and duration of floods as well as the times of year when flooding is most likely to occur.

Floodplains, left in their natural or relatively undisturbed state, are important water resource areas. They can also be important and productive farmland. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and ground water recharge. Unsuitable development in floodplains can destroy their value. For example, any fill material placed in a floodplain eliminates essential water storage capacity causing the water elevation to rise, resulting in the flooding of previously dry land.

The Federal Emergency Management Agency (FEMA) has identified and mapped areas in Leitchfield and Grayson County that are prone to flooding. These flood prone areas are mapped in a series of maps called Flood Insurance Rate Maps (FIRM). When a question arises of whether a parcel of land lies within a flood hazard zone, the FIRM maps should be consulted.

Flooding and Property

Leitchfield participates in the National Flood Insurance Program (NFIP), so local residents have access to flood insurance. The City became eligible for the NFIP by adopting floodplain management regulations intended to reduce future losses due

Chapter 6 Environmental Conditions

to flooding. Flood losses are not covered under typical homeowners insurance policies, and prior to Leitchfield's participation in the NFIP, property owners could not insure their homes, businesses, and property against losses due to flooding. Flood insurance is available to property owners through any insurance agent.

Residents do not have to live within designated flood areas to purchase flood insurance. However, residents with property located within identified flood hazard areas are required to purchase flood insurance as a condition for receiving a mortgage from any federally backed lender or loan program. Lenders are required to notify prospective buyers if the property they plan to purchase is located within a designated flood hazard area.

There are some areas in the region that are officially considered FLOOD HAZARD AREAS. When development is proposed anywhere in the City, especially within five thousand (5,000) feet of any creek, body of water, or low lying area, the official Flood Insurance Rate Maps must be consulted to determine whether any proposed construction is within a Flood Hazard Area. Development in Flood Hazard Areas should be avoided if at all possible to protect the functional integrity of the floodplains as well as the health, safety and property of City residents. As the official administrator of the Floodplain Maps, Leitchfield must regulate and prohibit development within the floodplains in the City.

CHAPTER SEVEN **Community Facilities**

Introduction

In order to determine the need for future community facilities, it is necessary to accurately evaluate the location, condition and quality of all existing community facilities. The purpose of the Community Facilities Plan is to recommend the most desirable, appropriate, economical and feasible location for public and private community facilities to serve the residents of the planning area. This report will specify exactly what types of community facilities and what levels of service are currently available in Leitchfield, and evaluate future needs based on population projections.

Benefits

Implementation of this plan will provide for enhanced community facilities and services for all citizens of the planning area. These enhancements include, but are not limited to; improved educational opportunities, sufficient open space, adequate police and fire protection, public utilities, recreational areas and comprehensive health, and welfare services.

Adherence to the recommendations contained in the Community Facilities Plan will eliminate duplication of effort, haphazard growth and construction of unnecessary facilities. Continuity in land use planning can greatly improve the relationship between the community and its residents as well as individuals interested in the planning area.

The Community Facilities Plan is a valuable blueprint for coordinating the efforts of local governmental entities. It defines the needs of the planning area and informs the citizens of the status of current facilities as well as the priorities of future plans.

Education

A sound education system is an important component of a community's future. An inventory of educational facilities is one of the most important elements of the community facilities plan. It offers social and functional building blocks for the young and provides a focal point for community interests and activities. A community's recruitment efforts to attract new business, industry and residents will be greatly enhanced if the educational system is sound.

It isn't the purpose of a comprehensive plan or the function of the Planning Commission to provide school authorities with a detailed schedule for physical or curriculum improvements. The Grayson County School Board and administrative officials are in the best position to decide on specific improvements such as additional classrooms for an existing structure or the addition of new course curriculum.

Chapter 7
Community Facilities

The schools in Leitchfield are part of the Grayson County School System. The County School System is comprised of seven schools, five of which are located in Leitchfield. There are also two non-public schools in Grayson County, Leitchfield Christian Academy and Saint Paul Elementary School. Public school enrollment data is provided below.

Figure 1. Grayson County Public School System Enrollment Trends					
Grayson Co. School System	1986	1994	1997	2003	2014
Total Enrollment	3,950	4,025	4,189	4,165	4,380
Pupil-Teacher Ratio (1 yr. prior)	19.3:1	17.2:1	-	15.3:1	15.7:1
Expenditure Per pupil (prior yr.)	\$1,844	\$3,388	-	\$6,639	\$11,029
Source: KY Dept. of Education, KY Cabinet for Economic Development, Grayson County Public Schools					

School Facilities Plan

All Kentucky school systems are required to anticipate local needs and complete a district-wide School Facilities Plan every four years.

Inventory of Grayson County Schools

Public Elementary and Middle Schools

Caneyville Elementary School – grades PS - 5
521 E. Maple St., Caneyville

Clarkson Elementary School – grades PS – 5
301 E. Main St., Clarkson

Grayson County Middle School – grades 6 – 8
726 John Hill Taylor Dr., Leitchfield

H.W. Wilkey Elementary School – grades PS – 5
130 Wallace Ave., Leitchfield

Chapter 7
Community Facilities

Oran P. Lawler Elementary School – grades PS – 5
174 Schoolhouse Rd., Leitchfield

Public High Schools

Grayson County High School – grades 9 – 12
340 Schoolhouse Rd., Leitchfield

Grayson County Alternative High School – grades 6 – 12
340 Schoolhouse Rd., Leitchfield

Non-Public Schools

Leitchfield Christian Academy – grades K – 12
106 E. Walnut St., Leitchfield

Saint Paul Elementary School – grades – K – 8
1812 St. Paul Rd., Leitchfield

Area Colleges and Universities

Miles

<u>(from Leitchfield)</u>	<u>Institution</u>	<u>Location</u>
0	Elizabethtown Community Tech. College (Satellite)	Leitchfield
28	Western KY University – Etown Center	Elizabethtown
31	McKendree College – Radcliff Campus	Radcliff
31	Webster University – Radcliff-Fort Knox	Radcliff
36	Western Kentucky University	Bowling Green
39	WKU – Glasgow Campus	Glasgow
49	Brescia University	Owensboro
49	Kentucky Wesleyan College	Owensboro
49	WKU – Owensboro Downtown	Owensboro
49	WKU – Owensboro Main	Owensboro
49	WKU – Owensboro Southeast	Owensboro
51	Lindsey Wilson Scottsville Campus	Scottsville
53	Campbellsville University	Campbellsville
59	Saint Catharine College	St. Catharine
60	Bellarmino University	Louisville
60	Boyce College	Louisville
60	Campbellsville University, Louisville	Louisville
60	Galen College of Nursing, Extended	Louisville
60	Galen College of Nursing, Main Campus	Louisville
60	Indiana Wesleyan University, Louisville	Louisville
60	ITT Technical Institute, Louisville	Louisville
60	Lindsey Wilson College	Columbia
60	Louisville Bible College	Louisville

Chapter 7
Community Facilities

60	Louisville Presbyterian Theological Seminary	Louisville
60	McKendree College, Louisville	Louisville.
60	Northwood University, Louisville	Louisville
60	Southern Baptist Theological Seminary	Louisville
60	Spalding University	Louisville
60	University of Louisville Main Campus	Louisville
60	UL, Health Science Center	Louisville
60	UL, Shelby Campus	Louisville
60	Webster University, Metro Campus	Louisville

Two – Year Colleges Within 60 Miles of Leitchfield

NA	Elizabethtown Community & Technical College, Leitchfield	Leitchfield
28	Elizabethtown Community & Technical College, Main Campus	Elizabethtown
36	Daymar College, Bowling Green	Bowling Green
36	Southcentral KY Community & Technical College, KATI Campus	Bowling Green
36	Southcentral KY Community & Technical College, Main Campus	Bowling Green
36	Southcentral KY Community & Technical College, Transpark Center	Bowling Green
39	Southcentral KY Community & Technical College, Glasgow	Glasgow
47	Jefferson community & Technical College, Bullitt County Campus	Shepherdsville
48	Madison Community College Muhlenburg Campus	Central City
49	Daymar College, Owensboro	Owensboro
49	Owensboro Community & Technical College, all campuses	Owensboro
51	Daymar College, Scottsville	Scottsville
54	Southcentral KY Community & Technical College, Franklin-Simpson	Franklin
55	Daymar College, Russellville	Russellville
60	Brown Mackie College – Louisville	Louisville
60	Daymar College – Louisville	Louisville
60	Elizabethtown Community & Technical College, Springfield	Springfield
60	Jefferson Community & Technical College, all campuses	Louisville
60	National College, Louisville	Louisville
60	Spencerian College, Louisville	Louisville

Future Educational Needs

Determining the need for future educational facilities for the City of Leitchfield is a difficult task. It is recommended that the Leitchfield Planning Commission work closely with the Grayson County School System to ensure that sufficient educational facilities are available to future residents of Leitchfield. The Grayson County Schools should be given the opportunity to review proposed subdivision developments and comment on any issues that might arise concerning the provision of educational facilities.

Recreational Facilities

An important community responsibility is the provision of a balanced recreational program in accordance with modern standards. The recreational program should be an integrated system utilizing all of the facilities available to the City. A comprehensive program incorporating all types of active and passive recreational opportunities at locations convenient to the public will enhance the quality of life throughout the City.

Existing Recreational Facilities

A park is an area of open space provided for recreational use. It can in a natural or semi-natural state, or planted and is set aside for human enjoyment or for the protection of wildlife or natural habitats. It consists of rocks, soil, water, flora and fauna and grass areas, but can also contain buildings and play grounds.

The following is an inventory of public parks and recreational facilities currently available to the residents of Leitchfield. This inventory can be used as an assessment tool to determine the need for additional park space and/or amenities in Leitchfield. Future recreational activities and facilities should provide opportunities for all residents regardless of age, physical ability or socio-economic status. A recreational plan should be developed and implemented as resources become available.

Chapter 7
Community Facilities

Figure 2. Leitchfield Public Parks and Recreational Facilities			
Name of Facility	Approximate Size (acres)	Type of Park	Major Feature
B.G. Dewitt Park	2	Community Active Use	Playground
James D, Beville City Park	40	Large Community Active and Passive Use	3 Softball/Baseball Diamonds Picnic Area Playground Lake - Fishing Walking Trail 3 Pavilions
Wallace Ave. Complex	12	Community Active Use	Softball/Baseball Diamond Soccer Field Football Field/Running Track Basketball Court 8 Tennis Courts
Middle School Auditorium	450 Seats	Community	Auditorium
Little League Fields	3	Community Active Use	2 Baseball/Softball Diamonds
Firefighter's Memorial Park	7	Community Active and Passive Use	Splash Pad Play Ground Walking Track Pavilion
Leitchfield Aquatic Center	5	Community Active and Passive Use	Water Park with Slide Zero-Entry Pool Lap Pool Tot Pool Diving Board Lazy River
Source: Leitchfield Comprehensive Plan 2009, City of Leitchfield			

Chapter 7 Community Facilities

There are several types of parks based on size, characteristics and service area. Regional parks serve a larger area within 30 to 60 minute drive time, and with a size exceeding 50 acres. Rough River Dam State Resort Park is a regional park serving an eight county region. Community Parks serve a smaller service area, generally within a 2 to 4 mile driving distance, and have a size of less than 40 acres. Large Community Parks serve a larger area than community parks, usually within a five to ten mile radius, and are over 50 acres in size. Service area and facility size affect how well community parks serve residents in terms of convenient access, open space and amenities.

Park Needs

Parks and recreational facilities require a large land area; therefore, a community's need for facilities is usually expressed in terms of a ratio of parkland area per stated population. The National Park and Recreation Association recommends a minimum standard of 6.25 acres of active parkland per every 1,000 persons. Citywide, public parks and recreational resources currently meet the accepted minimum standards for acres of parkland. However, over 68% of parkland in Leitchfield is in one large community park.

In addition, many of the park facilities in Leitchfield are geared toward active recreation. Consequently, the City could benefit from additional space for passive recreational activity. Passive recreation does not involve active participation in an organized team or ball field type activity. Passive recreational activities include walking, running, hiking, biking, skating, picnicking, and the general enjoyment and observation of nature.

Several City public schools also function as part-time recreational facilities for neighborhood residents during restricted periods of time. Such facilities are not always available to all of the public at all times. These facilities serve prescribed programs that affect availability and/or times of use.

Leitchfield has a need for additional passive recreational facilities, preferably in several locations convenient to most residents. However, any increase in recreational facilities would be a welcome improvement to the City.

Additional Recreational Facilities

Several federal, state and privately owned recreational facilities in the Lincoln Trail region also serve the City of Leitchfield. Three major, federally owned recreational facilities are located in this region: 3,000 acres at Rough River Reservoir, 1,950 acres at Nolin River Wildlife Area and 117 acres at the Abraham Lincoln Birthplace National Historic Site. In addition, the Fort Knox Military Reservation has recreational facilities such as golf courses and a water park open to the public. The State of Kentucky owns and manages 4,000 acres at the Yellowbank Wildlife Management Area, 378 acres at Rough River Dam State Park, 235 acres at My Old

Chapter 7 Community Facilities

Kentucky Home State Park and 135 acres at the Lincoln Homestead Park. While over 18,000 acres of recreational land is privately owned, many of the larger sites are closed to the public. Lincoln Homestead Park located 5 miles north of Springfield in Washington County, has an 18-hole golf course and many other recreational facilities available.

Future Recreational Facilities

The City of Leitchfield has recently closed the pool at the Community Park but has opened the Leitchfield Aquatic Center that provides opportunities for swimming and water play. Still there is a need to improve opportunities for passive and active activities such as walking, hiking, fishing, biking, skating, basketball, picnicking, golf, running, play ground activities, and the enjoyment of nature.

Guidelines

The following guidelines should be considered when locating and developing new recreational facilities:

- A. Park and recreational areas should utilize natural areas unsuitable for other development.
 1. Active recreational areas should be located on relatively flat land.
 2. Passive recreational areas should utilize and protect existing natural features such as streams, lakes, woodlands, and slopes.
- B. Park and recreational areas should be located in areas with compatible and complementary land uses to minimize adverse impacts of noise, pollution and heavy traffic.
- C. The natural features of recreational areas should be preserved to enhance the aesthetic appeal, and excessive and dense development should be minimized.
- D. Park and recreational areas should be located within or near the edge of heavily populated areas to enhance accessibility to the greatest number of users.
- E. Park and recreational areas should utilize, include, or incorporate existing community structures and open space, such as churches and schools, for indoor and outdoor recreational uses.
- F. Walkways and bikeways should be developed within recreational areas to provide an internal pathway system. This system should be connected to sidewalks, national bike tours and trails, and other pedestrian or bike systems in order to provide ready and safe access to park and recreational facilities.

Chapter 7 Community Facilities

Public Facilities

Many public buildings are necessary in order to provide services to a community. These public structures include, fire stations, post offices, schools, parks, city offices as well as other public structures. They should be conveniently located to efficiently and effectively serve citizens.

City Hall

The Leitchfield City Hall is located on White Oak Street in a two-story, 8,700 square foot building. The 3,600 square feet on the first floor are administrative offices. The offices of the Mayor, City Clerk, Public Works Director, Zoning Administrator, Finance Officer and Utility Superintendent are located in City Hall

Post Office

The Leitchfield Post Office is easily accessible and well situated at the intersection of US 62 and KY 259. Post offices are normally leased rather than federally owned, to provide maximum flexibility. Federal buildings are only established when need is demonstrated rather than as a standard operating procedure.

Police Protection

According to the Leitchfield Police Chief, "The officers of the Leitchfield Police Department are entrusted with the duties to protect and serve the citizens of Leitchfield as well as enforcing the laws of the Commonwealth and those ordinances enacted by the City of Leitchfield." All officers on the Leitchfield Police Force are required to receive training and be certified by the State. In addition to serving and protecting, the department conducts crime watch programs as well as programs on safety, drugs, and security.

The Police Station is located at 117 South Main Street. Officers provide 24-hour protection to residents and patrol the entire City along with its jurisdiction within the County. The force has a police chief, assistant police chief, records secretary, one school officer, one detective, one sergeant and 11 full-time officers.

Fire Protection

Fire protection is another essential public service. Leitchfield must maintain and enhance current facilities and service while planning for necessary expansion to serve future growth and development.

Fire protection in the City, is provided by the Leitchfield Volunteer Fire Department. The new station is located at 1303 N. Brandenburg Road. The department also has a training center. Fire protection is provided to everyone within the City limits as well as a portion of Grayson County. Two full-time paid firemen serve the

Chapter 7 Community Facilities

department along with numerous volunteer fire fighters. The Fire Chief is a paid, part-time position. The department is well equipped to handle many diverse situations. As with police protection, the City must maintain and enhance current facilities and service while planning for necessary expansion to serve future growth and development.

Several guidelines are used to determine the location of new fire stations. They are as follows:

1. Fire Stations should be located on or near arterial streets for improved response time.
2. Fire Stations should be located within, or a minimum distance from, densely developed areas in order to provide the best protection.
3. Fire Stations should allow for site space sufficient for the proper handling and storage of equipment.
4. Location of fire stations within a signal-controlled zone is encouraged to allow safe and prompt departure of trucks and vehicles.
5. The design and location of all fire stations, especially those located in residential areas, should be as unobtrusive as possible so that they do not detract from or disrupt use of surrounding land.

Public Health Services

The Twin Lakes Regional Medical Center in Leitchfield is a 75-bed hospital facility. The facility provides outpatient, inpatient, emergency room and patient/family support services. The hospital is staffed by 19, full-time physicians; 102, full-time registered nurses; 5, full-time licensed practical nurses and other personnel. In addition, staff includes 15, part-time registered nurses and 2, part-time licensed practical nurses.

Twin Lakes Regional Medical Center also has community outreach programs and imaging services.

Other medical services, available in Leitchfield are provided by the Grayson County Health Center, Twin Lakes Home Health Agency, Communicare, and the Leitchfield-Grayson County Ambulance Service.

Public Utilities

The purpose of a public utility program is to provide citizens with a steady supply of safe water, sanitary sewer, natural gas, electric service and garbage pickup. Except for garbage pickup, the Leitchfield Utilities insures that residents have potable water for consumption and commercial use, and a dependable sanitary sewer system. The Leitchfield Public Works Department provides residential and commercial solid waste pickup as well as a recycling program.

Chapter 7 Community Facilities

Electricity

Electricity is supplied by the Kentucky Utilities Company and by Warren Rural Electric Cooperative Corporation.

Natural Gas

Leitchfield Utilities sources the City's natural gas from the Texas Gas Transmission Cooperation.

Water

Leitchfield Utilities sources water from Rough River. The water capacity in Leitchfield is 2.88 million gallons per day.

Sewerage

Leitchfield Utilities also provides sewer service. The treatment plant has a capacity of 2 million gallons per day, with an average daily flow of 1.37 million gallons per day. The treatment plant is adequate to meet the present day needs of Leitchfield with an excess capacity of 626,000 gallons per day.

Solid Waste

Leitchfield Public Works Department provides solid waste collection and disposal for the City. Leitchfield has a solid waste management ordinance, that establishes and regulates mandatory solid waste collection and sets fees for residential and non-residential solid waste collection. Since the closing of the Leitchfield Landfill in 1991, solid waste is hauled to an Ohio County Landfill in Hartford, Kentucky. A transfer station is utilized to help reduce hauling costs. The City also offers curbside pick up of recyclable materials and has a recycling center.

Grayson County, including the City of Leitchfield, has been designated as a solid waste management area, which requires the submission of a publicly approved Solid Waste Management Plan to the Natural Resources and Environmental Protection Cabinet. This plan is intended to improve the overall efficiency of the present solid waste management system that is operating in the area.

CHAPTER EIGHT Transportation Plan

Introduction

To comply with KRS 100.187, each comprehensive plan must include five mandatory components; one of which is a Transportation Plan. The transportation plan includes all elements of a transportation system within a planning area, including vehicular, rail, pedestrian, and air transportation. This plan places primary emphasis on vehicular transportation and the major thoroughfare system within the planning area, but should not neglect pedestrian and bike traffic. A good transportation plan permits traffic to circulate within the planning area and is generally a key element in the potential growth of a region. An effective transportation system impacts land use performance and human activity within the planning area. As a community develops and changes, the original transportation plan will have to be modified with new road construction and alterations to the existing system. These modifications are expensive and require significant expenditures by local, state and federal government. Communities should develop a transportation plan that minimizes duplication of effort and errors in the construction and improvement of transportation facilities.

Purpose

The purpose of the Transportation Plan is to analyze the current traffic pattern system, project future demands on the transportation network based on projected growth and development, and make proposals to facilitate the future needs of the planning area.

Scope and Benefits

The Transportation Plan presents specific solutions to traffic problems. It also guides planning for the distribution of specific uses of land, recommends transportation routes to facilitate movement between various uses of land, and increases the safety and value of land. The transportation plan enhances the safety, accessibility and utilization of all community facilities.

The scope of this plan is generally limited to major highways, arterial routes and collector streets within the planning area. Consideration of streets not included in these three categories, will determine their future importance. This plan does not include proposals for residential and other 'minor' streets expected to remain as such, during the planning period.

Traffic Patterns

Consideration of both commuting patterns and the characteristics of commuter travel is an essential component of planning for highway improvements and the

Chapter 8
Transportation Plan

development of transportation services. Designing plans that address easing traffic problems, conservation of energy and reduction of pollution is also very important. This analysis provides the basis for determining road locations and purpose.

Characteristics of Commuting

Working residents of Leitchfield and Grayson County must sometimes leave the area to travel to their respective places of employment. In 2010, approximately 51% or 4,728 residents worked and resided in Grayson County. Another 4,534 residents live in Grayson County but commute out of the County to go to work. In 2010, about 2,595 people commuted into Grayson County to go to work, but were living in another county.

The table below illustrates commuting patterns in Grayson County in 2000 and in 2010.

Figure 1. Commuting Patterns in Grayson County in 2000 and 2010

Residents of Grayson County	2000	Percent	2010	Percent
Working and Residing in County	7,320	73.8%	4,728	51.0%
Commuting Out of County	2,598	26.2%	4,534	49.0%
Total Residents	9,918	100%	9,262	100%
Employees in Grayson County				
Working and Residing in County	7,320	79.9%	4,728	64.6%
Commuting Into County	1,846	20.1%	2,595	35.4%
Total Employees	9,166	100%	7,323	100%

Source: US Dept. of Commerce, Bureau of the Census

Existing Transportation System Overview

Major Highways

The predominant transportation system in Leitchfield is almost exclusively on streets, and travel is by car and truck. Two major highways serve Grayson County,

Chapter 8 Transportation Plan

the Western Kentucky Parkway and US Highway 62. Both are “AAA” rated with a 80,000 pound gross load limit, and are trucking highways. Downtown Leitchfield is located about one mile north of the interchange of the Western Kentucky Parkway and Main Street. The Western Kentucky Parkway connects with I65 and the Bluegrass Parkway in Elizabethtown, thirty-two miles northeast of Leitchfield. The Western Kentucky Parkway also provides the area with access to the William Natcher Parkway that runs northwest to Owensboro and is about sixty miles from Leitchfield.

Railroads

The Paducah and Louisville Railroad provides rail service to Leitchfield. The rail line transects the City in an east-west direction. Rail traffic occurs on an average daily basis of 8 trips, with slightly less use on weekends. Rail facilities could be expanded with the addition of spur lines to industrial users.

Air Service

The Leitchfield-Grayson County Airport is located about four miles southeast of Leitchfield. It offers private charter service only. The nearest commercial air service is found at the Louisville International Airport located four miles southeast of Louisville. For the year ending May 31, 2012, the Louisville International Airport averaged 411 daily aircraft operations.

Leitchfield Street Classifications

For planning purposes, the streets in Leitchfield have been classified according to the following types.

Arterials

An arterial street or highway is designed to carry major traffic loads directly through and within a planning area. Arterials carry the highest volumes of traffic, and serve trips that are moderate to long in length. Arterials in a planning area should provide for the movement of major volumes of traffic and be subordinate to providing access to adjacent land.

Major Collectors

A major collector is a street or highway that carries moderate traffic loads within a planning area. Collectors are usually located on the outer perimeter of residential neighborhoods; they provide access and mobility for traffic within residential, commercial and industrial areas.

Chapter 8 Transportation Plan

Minor Collectors

A minor collector is a street that moves traffic from local streets and funnels it onto other minor collectors, major collectors, or arterials. Minor collectors usually run through residential, commercial or industrial areas and gather traffic from local streets. Access to land and traffic flow are important functions of minor collectors.

Local Streets and Roads

Local streets and roads usually have low traffic volume and serve the primary function of providing land access. Local streets make up the greatest portion of total street mileage in a city, but carry only a small fraction of total vehicular traffic. Local streets and roads offer the lowest level of traffic mobility and are often designed to discourage through traffic.

Planning and Design Criteria

The road system within a City should provide a foundation for the logical and desirable development of the planning area and provide for the safe and efficient movement of goods and people. This is the objective of a city's transportation plan. Specific criteria used by the Planning Commission to develop a plan for the movement of traffic as it relates to various uses of land in Leitchfield include the following:

1. A variety of streets, should be provided to serve the traffic needs of the different types of land use.
2. Safe and convenient access should be provided to all developed or readily developable property in Leitchfield.
3. The capacity of the arterial road system should be maintained, by prohibiting, when necessary, parking of vehicles on the road, and limiting side street access to 300-foot intervals.
4. Each road system and its terminal facilities such as parking and aisles, should be designed with sufficient capacity to accommodate traffic associated with the density of existing and planned land use.
5. Density of land use development should be controlled to keep generated traffic on any arterial or major collector from exceeding its designed capacity. Conversely, when it is deemed necessary to increase the density of the development of an area, the capacity of adjacent arterials and collectors should also be increased to keep traffic generation and road capacity in balance.
6. Arterial and collector streets should be planned so that industrial and commercial traffic is directed away from residential streets, elementary schools, neighborhood playgrounds and generators of pedestrian traffic. These areas should be protected from through traffic.

Chapter 8
Transportation Plan

7. Arterial and collector roads should be designed to provide easy access to all public and quasi-public facilities, especially schools and parks.
8. Incompatible, land use areas should be separated by arterials and major collectors whenever and wherever possible.
9. Pedestrian walkways and sidewalks should be provided in neighborhoods and along streets where they are required for public safety, especially leading to and from schools and parks.

Planned Improvements

The Kentucky Transportation Cabinet’s Six Year Highway Plan and Statewide Long Range Transportation Plan outline highway and street improvements. The Six Year Highway Plan is updated every two years based on available funding. Each project included in the Six Year Highway Plan goes through various stages of project development. These phases include: Design (D), right-of-way acquisition (R), utility relocation phase (U), and construction (C). Although the Statewide Long Range Transportation Plan considers all modes of transportation from highways to waterways, for the purpose of this plan, only highway projects are considered. The Long Range Plan looks at specific highway corridors and is based on twenty years of funding in terms of today’s dollar. The projects listed as immediate or intermediate in the Statewide Long Range Transportation Plan are listed below.

County	Route	Description	Phase	Year
Grayson	KY 737	Leitchfield-Harned Road; Bridge Deck Replacement at KY 737 at Rough River	U	2016
			C	2017
Grayson	New	Design for Leitchfield Bypass Priority Section	D	2014
			R	2016
			U	2016
Grayson	CR 1872	Replace Bridge on CR-1782 (MP 1.792) over SpringFork; 0.7 miles SW of Jct. of KY 54	C	2016
Grayson	US 62	Widen Portions of US 62 from Leitchfield to Clarkson	R	2015
			U	2016
			C	2017

The Regional Transportation and Highway Safety Committee is made up of locally elected officials from the Lincoln Trail Area Development District. This committee develops projects that are needed in the region and submits them to the State for consideration. There is no set time schedule for accomplishing these projects.

Chapter 8
Transportation Plan

Those currently listed for Grayson County are shown below.

County	Route	Description
Grayson	New	Address Congestion in Leitchfield and Provide Connectivity on the West Side of Town Between KY259 and KY54. Estimated Total Length: 2.46 Miles.
Grayson	Local	Address Connectivity and Potential Safety Issues That Would Likely Occur on School House Road. Estimated Total Length: 0.67 Miles
Grayson	KY 259	Spot Improvement to Embankment Slope Along Bear Creek From Bear Creek Road to Bloomington Road.
Grayson	KY 920	Reconstruct From US 62 to KY 3155 (New Leitchfield Bypass)
Grayson	KY 259	Reconstruction From Leitchfield Bypass To Hanging Rock Church Road
Grayson	KY 259	Reconstruction From KY 226 at Smitty City to the Wendell H. Ford Western Kentucky Parkway in Leitchfield
Grayson	New	Provide Connectivity and Improve Access to Industrial Park in North Leitchfield. Estimated Total Length: 1.7 Miles.
Grayson	KY 259	Reconstruction From Hanging Rock Church Rd. to Tug Howard Rd. in Breckinridge County.
Grayson	KY 79	Reconstruction From Caneyville to KY 54
Grayson	New	Provide Connectivity on West Side of Leitchfield. Estimated Total Length: 2.8 Miles.
Grayson	KY 224	Reconstruct KY-224 From US 62 to WK Parkway to Address Geometric Deficiencies and Improve Safety.
Grayson	KY 259	Reconstruction From Edmonson C/L to KY 226
Grayson	US 62	Major Widening From Leitchfield at KY 259 to KY 187
Grayson	US 62	Reconstruction From Leitchfield at KY 259 to KY 187
Grayson	KY 54	Reconstruct at RR Crossing in Leitchfield
Grayson	WK 9001	Western Kentucky PKY – New Interchange at KY 1214
Grayson	KY 259	Reconstruct Intersection of KY 737 and KY 259 in Leitchfield
Grayson	KY 1214	Reconstruction from Western Kentucky PKY to New Leitchfield Eastern Bypass (KY 3155). See KY 9001 Listing for New Interchange at the Western Kentucky Parkway.
Grayson	KY 187	Reconstruction From Western KY PKY to Leitchfield NW Bypass. Includes New Interchange at Western KY PKY. See March 2005 Leitchfield Bypass Study.

CHAPTER NINE
Land Use Plan

Introduction

The Land Use Plan is a critical element in the Comprehensive Plan. The way a tract of land is used affects the use of nearby tracts and the ability of a city to support harmonious development. Potential conflicts in land use must be minimized to protect neighborhoods and districts within a city. Leitchfield's land use plan is a guide to development in the City. It provides for an orderly pattern of development rather than the chaotic and inefficient patterns of development often associated with unplanned communities. A good land use plan can eliminate conflicts that occur when incompatible land uses are located in close proximity to one another, without an intervening buffer or transitional area. The proper location and design of all community land uses will ensure the economical and efficient use of public facilities and services, reduction of traffic congestion, protection and enhancement of property values, enhanced community aesthetics, and the safety of all residents in the planning area.

Purpose and Scope

The purpose of the Land Use Plan and Analysis for the City of Leitchfield is to examine major land use trends, examine existing land use, and design and recommend a plan that best integrates the two and provides for the most appropriate and desirable uses of land within the City limits. This plan is intended to establish a beneficial and harmonious relationship among all types of land uses and insure the orderly growth of the City into the future.

By statute, the Land Use Plan must be reviewed every five years. A Land Use Plan should provide a flexible guide for community development rather than a rigid form or standard, to which development must conform. The Plan must accommodate physical, transportation, economic, social or demographic change on the local, state and national levels. It is the job of the Planning Commission to initiate the review process. Planning is primarily a "people process" and it is important to discuss policies, principles and objectives in a series of meetings open to the public. Success of the Plan is incumbent upon a harmonious relationship between local agencies, individuals and elected officials.

Land Use Analysis

Agriculture

Agriculture is no longer the most prevalent form of land use in Leitchfield. Growth within the City has resulted in the development of land previously devoted to

CHAPTER 9 Land Use Plan

agriculture and on vacant land. As any remaining farmland is converted to other land uses, the City must take care to preserve existing land uses and protect them from the incompatible use of adjacent land.

Residential

The most prevalent use of developed land in Leitchfield is for residential housing. Single-family homes, manufactured homes and several apartments are located throughout the City in neighborhoods and along main streets and side streets. As the population of Leitchfield grows, additional residential development will be required. Housing policies should be adopted to insure that new development adds to the overall appeal of the City. Connectivity among neighborhoods should be required to maintain a safe and efficient traffic system throughout the City.

Public and Institutional

Public land is devoted to general public use and includes development for schools, churches, cemeteries, government buildings, parks, health care facilities and general public agencies and facilities. The accepted standard for public and institutional land use is ten acres per each 1,000 people. This standard is currently met in Leitchfield. As Leitchfield's population continues to grow, plans should include development of public parks and facilities as required.

Commercial

Commercial development in Leitchfield occurs predominantly along arterial streets. Since these roadways provide the means of moving traffic through the City, they also support the location of commercial activity.

Additional residential growth will require more commercial development. Care should be taken to meet the needs and demands of a broad and diverse demographic base, and guidelines included in the Comprehensive Plan should be followed.

Future Land Use

New development in Leitchfield should occur in accordance with established principles and standards, and meet planning criteria for location. This will ensure the greatest degree of public convenience and safety at the lowest possible costs. Recommendations from the Planning Commission regarding development standards for various land uses are included in the Comprehensive Plan.

CHAPTER 9
Land Use Plan

Residential Development

To protect against blight and provide public services in the most cost efficient way, residential development must occur in accordance with prescribed standards. The Planning Commission has developed the following standards for residential housing.

1. Residential areas should be located on land that is well drained, free from the danger of flooding and in close proximity to other developed areas. The area sub-surface and soil conditions should be capable of supporting residential housing safely.
2. Residential areas should be free from the adverse effects and influences of encroaching incompatible uses.
3. Residential areas should have a street or road system that provides convenient and safe access to neighborhood facilities, neighboring arterial and collector roads, and discourages through and non-residential traffic.

In addition, a Community program of continuous improvement addressing conservation, rehabilitation, and civic beautification should be developed and instituted at the earliest opportunity.

Commercial Development

It is the goal of the Planning Commission to locate commercial development in an area where it is economically feasible to operate a business and provide the goods and services required in the planning area, in a clean, attractive, safe and convenient manner.

When considering new commercial development, or a zoning map amendment to permit such development, the Planning Commission recommends the following principles and standards.

1. Protect the investment of existing and future areas of commercial concentration through the application of sound planning principles.
2. Residential property values should be protected from depreciation that would result from the intrusion of undesirable commercial areas or use.
3. Locate, group and design commercial development along arterial streets and highways with the capacity to facilitate access to commercial sites.
4. Improve the economic base and tax structure of the planning area through the promotion of viable and stable commercial concentrations.
5. When commercial establishments are located adjacent to residential areas, use landscaping and buffering to ensure the attractiveness of the area and protect local residents.
6. Locate and design commercial areas where convenient access, off-street parking, and separation between vehicular and pedestrian traffic can be easily accommodated.

CHAPTER 9 Land Use Plan

7. Ensure flexibility within the Comprehensive Plan to encourage new commercial development in keeping with changing demands for such development.

In addition, it is essential that new commercial development be properly located and constructed to facilitate the best possible use of the land involved.

Industrial Development

It is the goal of the Planning Commission to provide land for industrial development that would accommodate a variety of uses with the size, location and access to transportation systems that would enable an industrial concern to manufacture goods, provide services, and create employment opportunities in an attractive, safe and convenient area. Industrial sites should be located on land where future expansion is possible, major road networks exist and residential areas would not be adversely affected.

When considering new industrial development or a zoning map amendment to permit such development the Planning Commission recommends the following standards:

1. Protect land zoned for industrial use from encroachment by incompatible uses.
2. Encourage industrial parks and planned industrial uses to minimize industrial nuisances.
3. Adopt industrial development standards that will prevent environmental pollution.
4. Provide flexible industrial development standards that enable industries to adapt to new technology.
5. Provide industrial access roads that facilitate access to major streets and highways.
6. Provide industrial sites with adequate municipal services such as sanitary sewer, water and police and fire protection.
7. Protect citizens and residential areas from industrial through traffic whenever possible.
8. Protect residential areas from incompatible industrial use by requiring buffer zones and/or screening as a requisite to a zoning change.

Future Land Use Plan

Please refer to the Future Land Use Map.

CHAPTER TEN Implementation

Introduction

The recommendations in the Comprehensive Plan are based upon research and analysis and should be implemented by dividing the City of Leitchfield into designated zones according to restrictions imposed on the type and density of development allowed within each zone. Additional tools for implementation are subdivision regulations and capital improvement programs. The Comprehensive Plan must guide each planning decision regardless of significance. It is also imperative that any and all development guides and regulations be coordinated with the Comprehensive Plan to ensure consistency and compatibility.

Local Leadership

The success of implementing planning policies and guidelines rests with the Leitchfield City Council. The local governing body adopts the City's Comprehensive Plan Goals and Objectives, approves zoning map amendments, adopts subdivision and zoning regulations, and guides City growth. Therefore, the Leitchfield City Council and Leitchfield Planning and Zoning Commission should maintain a close and cordial affiliation in order to implement the development goals of the City.

Subdivision Regulations

Subdivision regulations provide a guide to ensure that land development takes place in accordance with City goals and objectives. Subdivision regulations control and direct the separation of one or more parcels of land from a larger parcel and establish standards for development. Subdivision regulations protect communities and ensure that building lots provide a wholesome living environment for residents. These regulations ensure adequate lot size, public access and the availability of public services to each lot created. They also help to conserve natural, scenic, historic and recreational areas. Consequently, subdivisions will only fulfill their primary functions when there is an appropriate circulation pattern that integrates streets, homes, and utilities into the existing community.

Community leaders acting in conjunction with the planning commission should strive to insure that all subdivision proposals follow guidelines for proper integration into the community. The subdivision proposal review process should include consideration of basic traffic requirements to ensure a good circulation system, access to individual property, adequate traffic volume, and easy access for maintenance and emergency equipment.

Zoning

A zoning ordinance is an implementation tool that separates varying land uses into categories such as residential, commercial, industrial and agricultural and establishes permitted uses and regulations for each category. A zoning ordinance may also provide for varying density of use. A zoning ordinance controls setbacks, structure height, lot size, parking, signage, and other development elements appropriate to each category.

The zoning ordinance should provide for an appropriate number of zoning districts, including, but not limited to:

1. **Agricultural Districts:** Agricultural districts should be limited to farming activities and single-family residential uses with restrictions, as well as some related commercial and industrial uses, that are permitted when they have been deemed appropriate.
2. **Residential Districts:** Residential districts should be restricted to single-family, detached houses or multi-family units containing two or more dwellings on each lot. Several residential districts may be established to accommodate varying levels of dwelling densities, per acre of land.
3. **Commercial Districts:** Commercial districts should be identified for varying levels of business use such as neighborhood business, highway business, and general business use.
4. **Industrial Districts:** Industrial districts should be differentiated according to heavy or light industrial use.
5. **Special Use Districts:** Special use districts should be created to accommodate locations for mobile homes, planned unit development, historic preservation, or other specific use.

Other components of the zoning ordinance include the official zoning map, general regulations, definitions, and administration and enforcement guidelines.

The Zoning Process

Kentucky Revised Statutes outline the procedure for reviewing zoning decisions. These regulations stress the importance of basing zoning decisions on recommendations and guidelines contained in the Comprehensive Plan. KRS 100.201 states:

Except as provided in subsection (2) of KRS 100.137, when the planning commission and legislative bodies have adopted the statement of goals and objectives, and the planning commission has additionally adopted at least the land use element for the planning unit, the various legislative bodies and fiscal courts of cities and counties, which are members of the unit may enact land use regulations, including zoning or other kinds of growth

Chapter 10 Implementation

management on an interim or permanent basis to promote public health, safety, morals, and general welfare of the planning unit, to facilitate orderly and harmonious development and the visual or historical character of the unit, and to regulate the density of population and intensity of land use in order to provide for adequate light and air. Also, land use and zoning regulations may be employed to provide for vehicle parking and loading space, as well as to facilitate fire and police protection, and to prevent the over crowding of land, light, blight, danger, and congestion in the circulation of people and commodities, and the loss of life, health, or property from fire, flood, or other dangers. Land use and zoning regulations may also be employed to protect airports, highways, and other transportation facilities, public facilities, schools, and public grounds, historical districts, central business districts, prime agricultural land and other natural resources, and other specific areas of the planning unit which need special protection by the planning unit.

Zoning Map Amendments

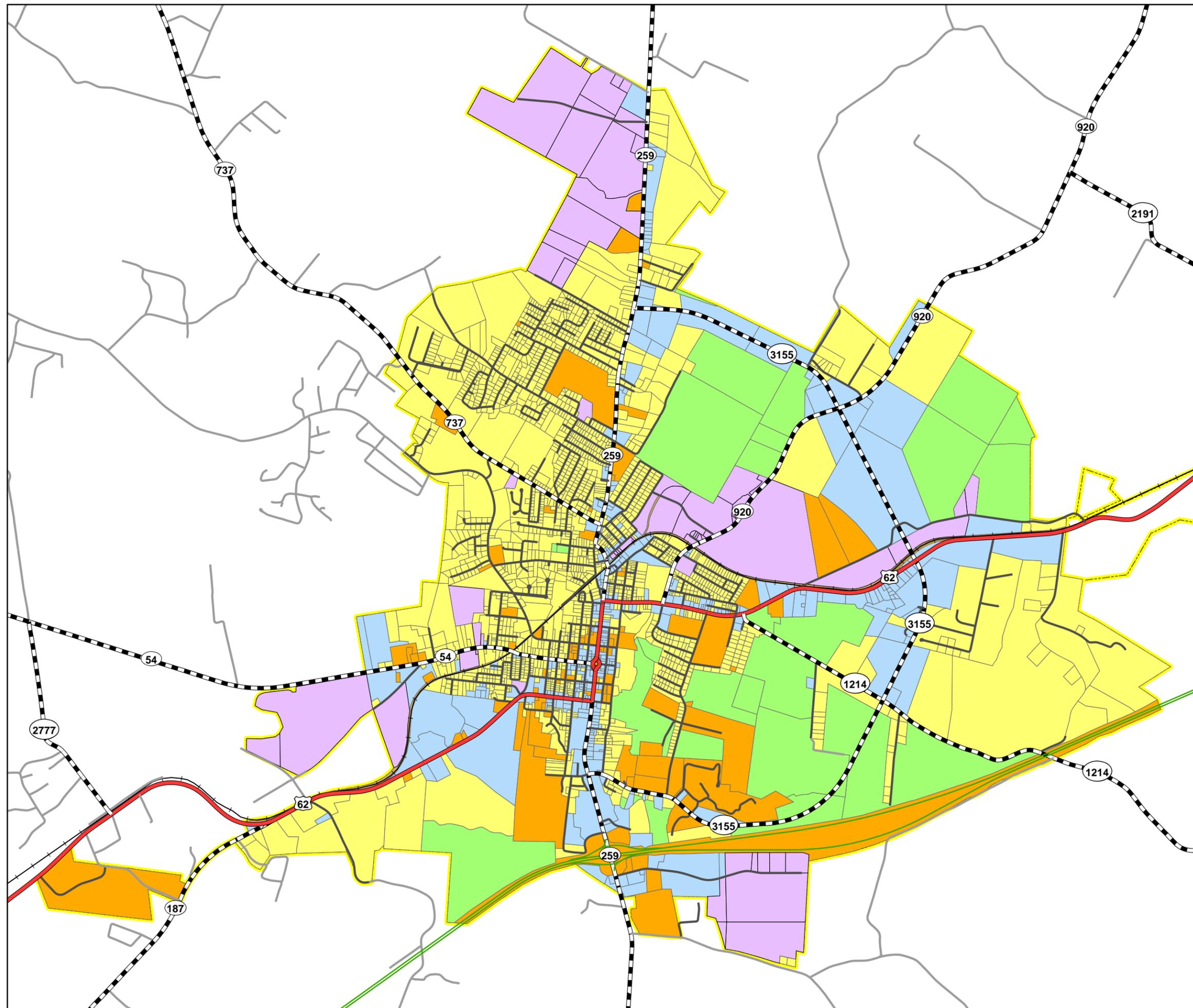
The Zoning Ordinance is comprised of two parts: text and map. While zoning map amendments are more common than text amendments, both can be legally amended with compliance to the proper notification and public hearing requirements set forth by the Kentucky Revised Statutes.

Zoning map amendments are handled by the Planning Commission and KRS 100.213 dictates the relationship between zoning map amendments and the Comprehensive Plans. KRS 100.213 defines the following process:

1. Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court.
 - (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
 - (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

City of LEITCHFIELD COMPREHENSIVE PLAN

EXISTING LANDUSE MAP



Highways

- County Road
- City Street
- State Route
- US Route
- WK Parkway
- Paducah & Louisville Railway

EXISTING LANDUSE

- Agricultural
- Commercial
- Industrial
- Public/Institutional
- Railroad
- Residential
- Corporate Boundary

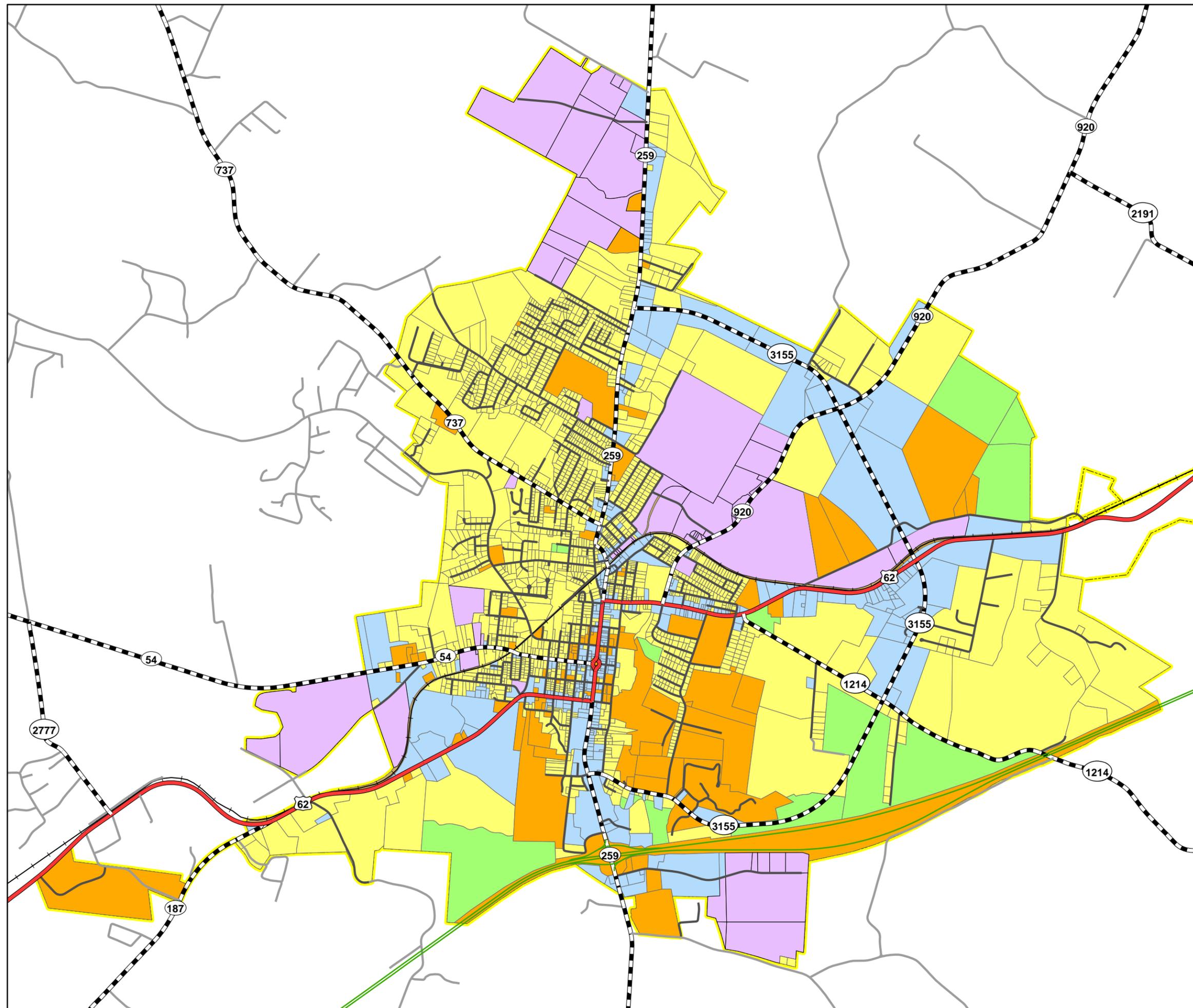


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EXISTING LANDUSE MAP

City of LEITCHFIELD COMPREHENSIVE PLAN

FUTURE LANDUSE MAP

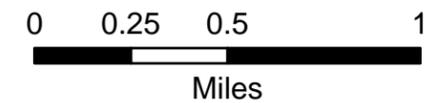


Highways

- County Road
- City Street
- State Route
- US Route
- WK Parkway
- Paducah & Louisville Railway

EXISTING LANDUSE

- Agricultural
- Commercial
- Industrial
- Public/Institutional
- Railroad
- Residential
- Corporate Boundary



20150310

FUTURE LANDUSE MAP